

Industrial / Warehouse

TO LET



Unit C, 83/84 Livingstone Road

Walworth Business Park, Andover, SP10 5QZ

Semi detached
industrial/warehouse building

24,098 sq ft

(2,238.78 sq m)

- 7.40m eaves height
- Two loading doors
- Allocated parking
- Clearspan warehouse
- Secure site

Summary

Available Size	24,098 sq ft
Rent	£205,000 per annum
Rates Payable	£93,120 per annum
Rateable Value	£194,000
Service Charge	£0.41 per sq ft
VAT	Applicable
EPC Rating	D (99)

Description

The property comprises a semi-detached industrial/warehouse unit of steel portal frame construction with 7.40 metre eaves height and 8.98 metre ridge height. The warehouse offers clear span accommodation, three phase power supply, works offices, WC facilities and two loading doors, measuring 3.90m wide by 5.50m high. To the front of the building there is a loading area and 16 allocated parking spaces.

Location

The property lies on the southern boundary of Walworth Business Park to the east of Andover town centre. The Business Park is the primary estate in Andover and is home to a number of major occupiers including Ocado, Twinings and Abel & Cole. The property has direct access to the A3093 from Livingstone Road which in turn links into the A303 connecting Andover with the wider road network.

Andover is a prosperous market town on the edge of Salisbury Plain in the northwest of the County of Hampshire. The town is currently the home of Army Headquarters and has a population of approximately 50,000 according to the 2021 census. Andover is well located c. 18.7 miles west of Basingstoke and 25.7 miles northwest of Southampton. There is a mainline railway station providing a direct link to London Waterloo in approximately 1 hour and 10 minutes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	23,591	2,191.68
1st - Offices	507	47.10
Total	24,098	2,238.78

Terms

A new full repairing and insuring sublease for a term to be agreed, subject to periodic upward only rent reviews.

Service Charge

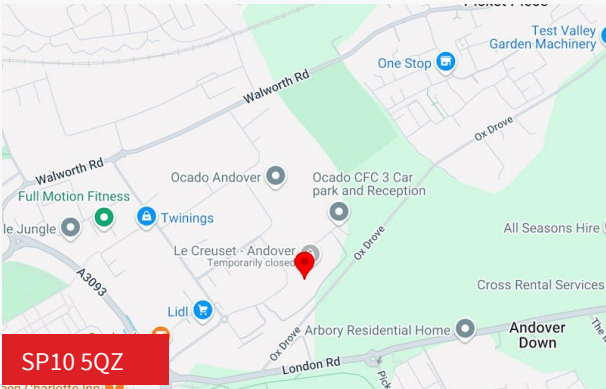
There is a service charge payable in relation to the maintenance and upkeep of the communal rights of way and landscaping. More information relating to the charges is available via the agent.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

Each party is to bear their own legal costs.



Viewing & Further Information

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